

**City of Greensboro Planning Department
Zoning Staff Report
September 11, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: K
Location: Street rights-of-way and property located on the north and south sides of Kallamdale Road between Randleman Road and Old Randleman Road
Applicant: Planning Department
Owner: State of North Carolina (NC DOT)
From: County AG, RS-40 and CU-LB
To: City RS-7
Conditions: N/A

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Undeveloped right-of-way
Acreage	1.914
Physical Characteristics	<i>Topography:</i> Flat <i>Vegetation:</i> Grass <i>Other:</i> N/A
Overlay Districts	SCOD 1
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Commercial
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Right-of-way	RS-7
<i>South</i>	I-85 right-of-way	Co. AG
<i>East</i>	Treybrooke Village Apartments, Undeveloped	CD-RM-12, Co. RS-30
<i>West</i>	Single Family Residential	RS-7, Co. RS-30

ZONING HISTORY		
Case #	Year	Request Summary

DIFFERENCES BETWEEN AG, RS-40 & CU-LB (EXISTING) AND RS-7 (PROPOSED) ZONING DISTRICTS
<p>AG: Primarily intended to accommodate uses of an agricultural nature including farm residences and farm tenant housing. It also accommodates scattered nonfarm residences on large tracts of land. It is not intended for major residential subdivisions.</p>
<p>RS-40: Primarily intended to accommodate single family detached dwellings on large lots and is intended solely for properties having one or more of the following characteristics: (a) Lies within the 60 DNL noise contour; (b) Lies in a public water supply watershed and where an outfall to provide public sewer service is not available; or (c) Lies in a portion of a watershed critical area to which an outfall to provide sewer service has been made available pursuant to an agreement, approved by the City and by another governmental jurisdiction, designed to limit development density to approximately that obtainable prior to sewer service.</p>
<p>CU-LB: Primarily intended to accommodate moderate intensity shopping and services close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods. The district is typically located near the intersection of collectors or thoroughfares in areas which are otherwise developed with residences. The existing County conditional zoning limits uses to office use, antique furniture store, crafts, convenience store (no gasoline sales), dairy products, furniture sales, restaurant (no drive-thru) and no flea market.</p>
<p>RS-7: Primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 5.0 units per acre or less.</p>

TRANSPORTATION	
Street Classification	Randleman Road – Major Thoroughfare.
Site Access	N/A.
Traffic Counts	Randleman Road ADT = 19,000.
Trip Generation	N/A.
Sidewalks	N/A.
Transit	N/A.
Traffic Impact Study	N/A.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to South Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	N/A
South	N/A
East	N/A
West	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by “strip” commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New “strip” commercial development is discouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This property includes the rights-of-way for Randleman Road and Old Randleman Road and a portion of NCDOT property situated between them.

At the August 14, 2006 meeting, the Zoning Commission favorably recommended the establishment of RS-7 original zoning for the 3.9-acre tract west of and adjacent to the subject property. On September 5, 2006 the City Council approved the establishment of that RS-7 original zoning proposal and the annexation of that 3.9 acre tract. The subject property was included in the annexation approval but the original zoning of RS-7 is presently being proposed since it was not included in the case that was presented to the Zoning Commission in August.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.